

October 21, 2004

To: Stakeholders

From: David Harrison, Alice Shorett and Vicki King

Subject: Upcoming Advice on Simon Development Plans

As you know, the Stakeholders have had two long and productive discussions with representatives of the Simon project to redevelop the Northgate mall area. The present plan is to discuss these issues further at the upcoming Stakeholder meeting and the Community Forum before completing the formal advice. The purpose of this brief memo is to summarize concerns and questions that have been raised to date. A much more complete record of these concerns and questions is included in the written summaries of the two meetings.

The Stakeholders continue to focus on four areas. These include:

- Traffic impacts and the proposed parking structure
- Pedestrian pathways
- Stormwater techniques, including natural drainage systems
- Design of buildings

Pedestrian Access

The bulk of Stakeholder inquiries have been concentrated around the ways in which pedestrians will enter and move around the redeveloped property. At the September meeting, the Stakeholders asked Simon representatives for clearer and more extensive plans to connect Northgate Mall pedestrian activity with movement of people generated by several other projects. These include, but are not limited to:

- The anticipated Lorig development
- The present transit center and transit activity planned for the future
- The new library/community center
- Changes in pedestrian patterns from the West and the NSCC campus.

The concerns of the Stakeholders on these issues have centered upon the number and quality of initial pedestrian access points to the Northgate property, the walkable edge and pedestrian friendliness of the streetscape, and the ease, options, and security of pedestrian circulation once they enter the property.

Stormwater Management

Although the Stakeholders have indicated an interest in natural system drainage opportunities, discussions of what options will be pursued are still in the early stages. Simon representatives have agreed to meet with a Stakeholder subcommittee to discuss these issues further.

Other Areas of Comment

Comments have been made and questions asked on a number of other matters, including but not limited to:

- The nature of the shopping experience, especially in relationship to University Village.
- The size of the parking garage and access to it and the nature of a pedestrian bridge to enter the mall from the parking structure.
- The use of the road under Northgate Mall.
- City plans for the streetscape along 5th Ave. NE.
- Pedestrian problems crossing from Target to the Mall.
- A proposed transit center access bridge across 103rd.
- Location of new buildings relative to sidewalks.
- Future plans in the steep stair area in the Southwest corner.
- Points of entry of existing mall stores.
- Parking lot landscaping